



City of Grover Beach

July 12, 2021

Duke Sterling
via email: duke@yourgrandview.com

Subject: Development Application 21-15: Administrative Development Permit for 160 North 9th Street

Dear Mr. Sterling,

On July 12, 2021, the Community Development Director approved the above referenced project located at 160 North 9th Street, subject to the conditions herein. This Permit will authorize the conversion of 875 square feet of a 1,214 square foot commercial structure into two residential units.

This approval is based upon the following findings:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable. The site is located in the Central Business (CB) Zone. The project would create a 339 square foot commercial unit, and two residential units consisting of 424 square feet and 451 square feet. The proposed development is consistent with all applicable goals, policies, and standards.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography. The proposed use is a permitted use.

In approving an Administrative Development Permit, conditions of approval may be imposed to ensure that the development will comply with the findings above. This approval is subject to the following conditions of approval.


1. This approval authorizes the conversion of 875 square feet of a 1,214 square foot commercial structure into two residential units in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
2. Prior to commencement of construction, construction plans shall be approved and applicable permits obtained. The construction plans shall comply with applicable accessibility provisions of the California Building Code, including, but not limited to, the parking area. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City's Police Department.

154 South Eighth Street ❖ Grover Beach, California 93433 ❖ www.groverbeach.org

3. Failure to appeal the action or a specific condition imposed as provided in Municipal Code Article IX Development Code, Section 6.30.020 within 10 working days of action shall be deemed as agreement to all conditions of approval.
4. The Applicant agrees, as a condition of approval of this permit, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant's acceptance of this permit or commencement of construction or operations under this permit shall be deemed to be acceptance of all conditions contained in this permit.
5. The approval granted by this permit shall be valid for 24 months of the approval date, and shall expire unless a valid building permit is issued and construction commenced. A request for a time extension shall be submitted to the Community Development Department as provided in Municipal Code Article IX Development Code, Section 6.30.060.
6. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this Permit, whether specified herein or not.
7. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Section 3120.1.
8. All Conditions of Approval shall be provided on a full size drawing sheet as part of the construction plan set. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all State and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of submittal.

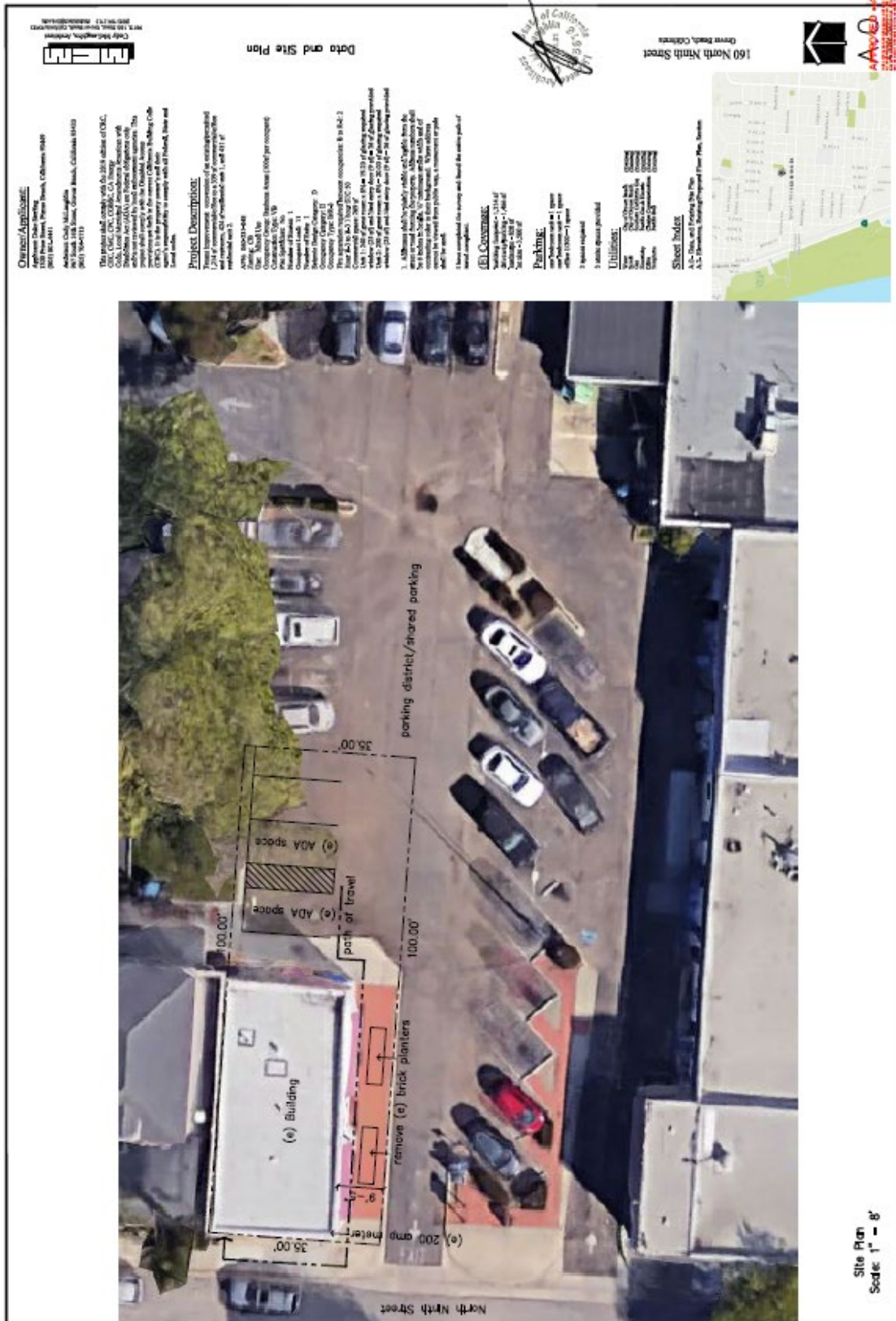
Please review the conditions carefully. As the applicant, you are responsible to see that the conditions are implemented. This Permit approved by the Community Development Director is appealable to the Planning Commission within 10 working days of the approval date. Appeals shall be filed as provided in Municipal Code Article IX Development Code Section 6.30.020. If you have questions regarding this Permit or the appeal process, please contact me at (805) 473-4520 or jreese@groverbeach.org.

Sincerely,



Janet Reese
Associate Planner

Exhibit A



Site Plan
Scale: 1" = 8'

Owner/Applicant:
 Affirmative Trade Services
 1500 Power Avenue, Pleasanton, CA 94566 (949) 461-1111
 40075 Woodloch, Pleasanton, CA 94566 (925) 946-1111

The project is located on the 160 North North Street, Pleasanton, CA 94566. The project is a commercial development consisting of a building and a parking lot. The project is located on the 160 North North Street, Pleasanton, CA 94566. The project is a commercial development consisting of a building and a parking lot. The project is located on the 160 North North Street, Pleasanton, CA 94566. The project is a commercial development consisting of a building and a parking lot.

Project Description:
 2,714 sq. ft. commercial building with 200 amp meter and 100 parking spaces.

Site Information:
 APN: 060021-040
 Zone: C-2
 Occupancy: Single Business Area (SBA) per occupant
 100 sq. ft. per occupant
 100 sq. ft. per occupant
 100 sq. ft. per occupant

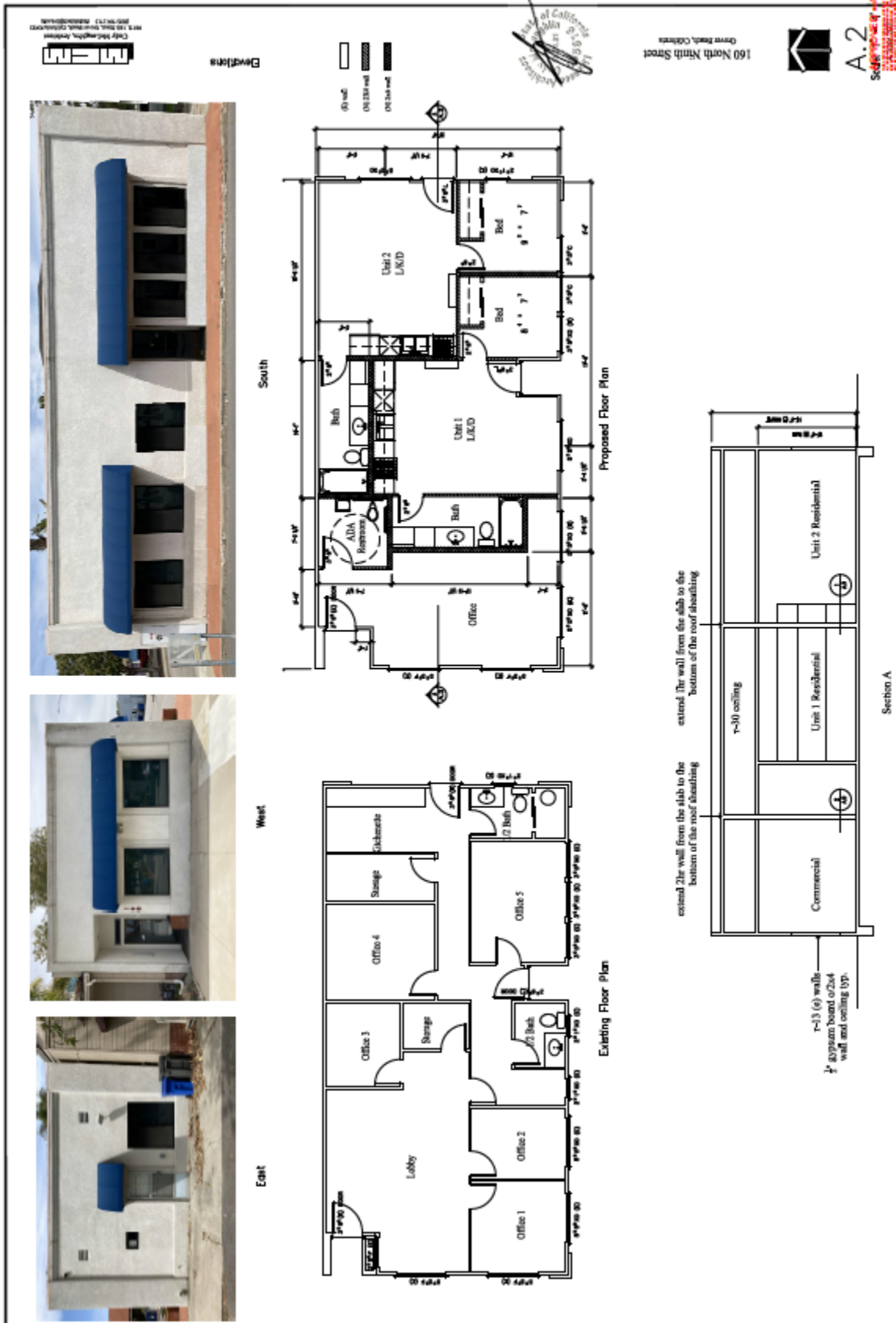
Utilities:
 1 water, gas, sewer provided

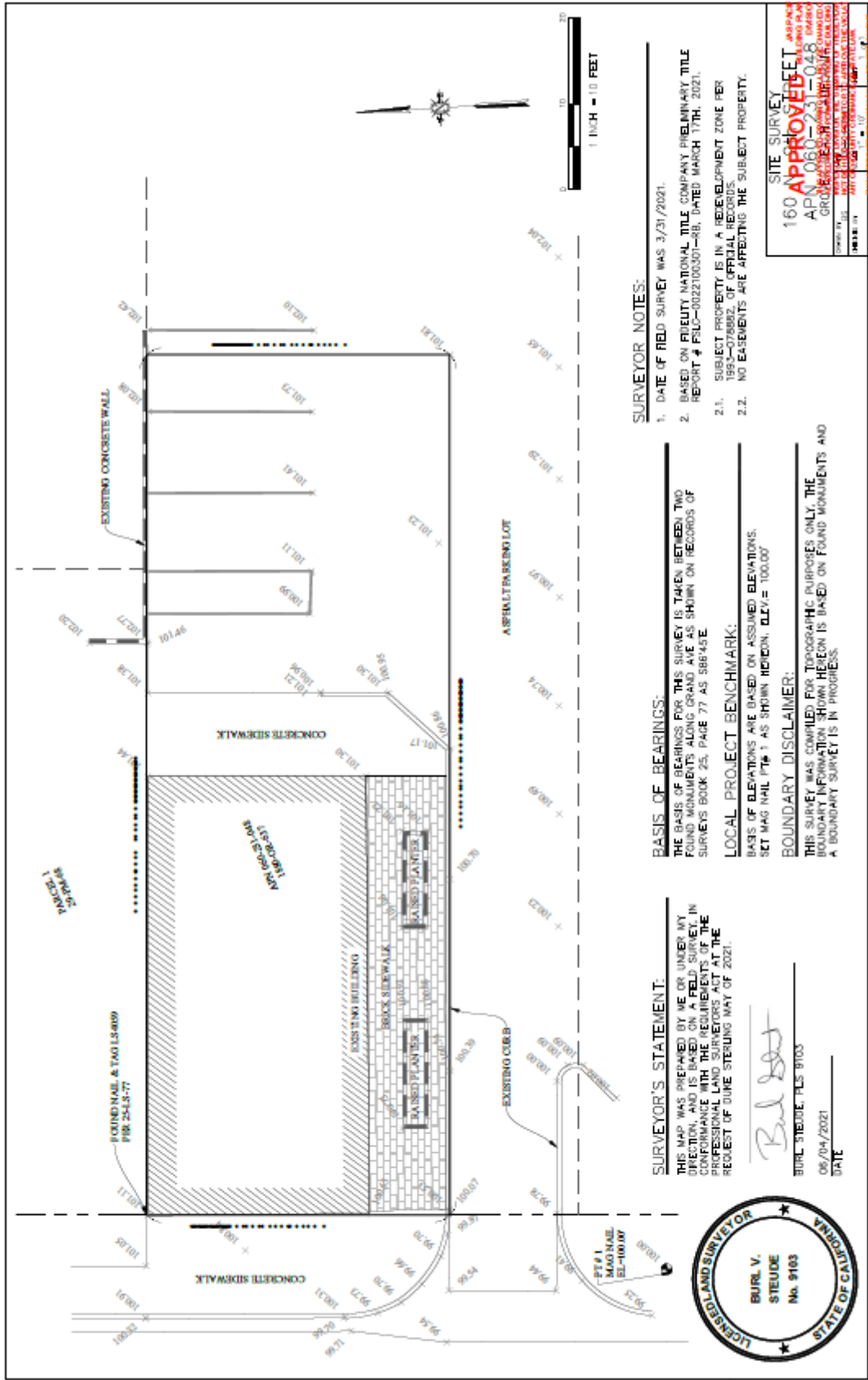
Sheet Index:
 A-1: Site Plan and Survey
 A-2: Grading and Drainage Plan
 A-3: Electrical and Mechanical Plans

160 North Ninth Street
 Pleasanton, CA 94566

City of California
 State of California
 Department of Industrial Relations

City of Pleasanton
 160 North Ninth Street
 Pleasanton, CA 94566
 (925) 946-1111





SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, AT THE REQUEST OF DUKE STEERING MAY OF 2021.

SURVEYOR'S SIGNATURE:
Burl V. Steude
DATE: 06/04/2021

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS TAKEN BETWEEN TWO POINTS OF THE GROUND AS SHOWN ON RECORDS OF SURVEY BOOK 23, PAGE 77 AS 88643E.

LOCAL PROJECT BENCHMARK:
BASIS OF ELEVATIONS ARE BASED ON ASSUMED ELEVATIONS. SET MAG NAIL 1" AS SHOWN HEREON. O.L.V. = 100.00'

BOUNDARY DISCLAIMER:
THIS SURVEY WAS COMPILED FOR TOPOGRAPHIC PURPOSES ONLY. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FOUND MONUMENTS AND A BOUNDARY SURVEY IS IN PROGRESS.

BASIS OF BEARINGS:
1. DATE OF REB SURVEY WAS 3/31/2021.
2. BASED ON FREEDY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT # FPLC-0022100301-88, DATED MARCH 17TH, 2021.

2.1. SUBJECT PROPERTY IS IN A REDEVELOPMENT ZONE PER 1997 ZONING ORDINANCE.
2.2. NO EASEMENTS ARE AFFECTING THE SUBJECT PROPERTY.

SITE SURVEY
160 APPROVED
APN 060-231-048
GROUNDED FOR THE CITY OF SAN JOSE
DATE: 06/04/2021
BY: [Signature]

